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Governor

# *The Commonwealth of Massachusetts*

## *Department of Public Safety*

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Commissioner

### Minutes

**BBRS Building Code Appeals Board (BCAB)**

**Meeting Location: Taunton District Office, 1380 Bay Street, Taunton, MA**

**Meeting Date: May 20, 2014**

**Meeting Time: 9:30 a.m.**

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1. Meeting called to order by the Chairman, Harry Smith, at 9:30 a.m. followed by roll call:

#### Board Members Present:

Harry Smith, Chairman

Jeffrey Putnam

Jake Nunnemacher-Jenn Hoyt

#### Board Members Not Present:

None

There were four (4) cases on the docket scheduled each 30 minute period, beginning at 9:30 a.m. and running until approximately 12:20 p.m. The three board members identified above served each case; guests varied with each case. A copy of the sign-in sheet for each case is appended to these minutes to identify attendees.

#### Guests Present:

See sign-in sheet for each case.

2. May 1, 2014 meeting minutes approved.
3. **Case Number:** 14-1379  
**Appellant:** Arch Horst for Mass. Audubon Society.  
**Address of Property:** 208 South Great Rd., Lincoln, MA. 01773  
**Summary of Case:** This appeal concerned (*The State Building Code, Eighth Edition*) IEBC (International Existing Building Code) 105.3.1, 106.2.5, & 521 IBC (International Building Code) 107.6.2, IEBC 105.3 concerning building height requirements. The Municipal Building Inspector cited violations and ordered them to comply in order to obtain a certificate of occupancy.

On a **MOTION** by Jeff Putnam and **SECONDED** by Harry Smith, it was a **TWO TO ONE** (2-1) (Nunnemacher was opposed) voted to **grant a variance** to the height requirement under Table 503. The addition meets the code.

4. **Case Number:** 14-1380  
**Appellant:** Richard Hurteau  
**Address of Property:** 4 Ronden Road, Millville, MA. 01529  
**Summary of Case:** The appeal concerned (*The State Building Code, Eighth Edition*) Section 310.1, Section 903.2.8, and 907.2.11.1 regarding fire sprinkler system requirements. The municipal building official has cited these code violations.

**List of Exhibits:**

**Exhibit 1.** Application dated May 1, 2014.

**Exhibit 2.** A copy of emails addressed Richard from the Fire Chief as well as from the Building Commissioner dated 3-25-14, 4-22-14, and 4-23-14.

On a **MOTION** by Jennifer Hoyt and **SECONDED** by Ralph Cirelli, it was **UNANIMOUSLY** voted that this **building is classified as a Use Group R3 and as such it requires a sprinkler system** and based on its size it requires an NFPA 13D system.

5. **Case Number:** 14-1381  
**Appellant:** Matthew Dennis for Toll MA. Land Ltd. Partnership  
**Address of Property:** 90 Sherwood Drive, Methuen, MA. 01844  
**Summary of Case:** The appeal concerned (*The State Building Code, Eighth Edition*) Section 113.4.2 & Section R803 & Table 1604.10 regarding the use certain sheathing materials. The appellant did not appear at the hearing but the hearing proceeded as scheduled. The 7<sup>th</sup> Edition of the Code was incorrectly cited by the Building Official.

On a **MOTION** by Jeff Putnam and **SECONDED** by Jake Nunnemacher, it was **UNANIMOUSLY** voted to **issue an interpretation of the code indicating that the wood panel structure sheathing can be made of oriented strand board (OSB)**. The building official is correct that 5/8" panels should be used moving forward for any roof framing 24" on center. Jake added a friendly amendment to the motion that the 7<sup>th</sup> Edition of the code was incorrectly cited and 5/8" structural paneling would be less restrictive.

**List of Exhibits:**

**Exhibit 1.** Application dated April 24, 2014.

**Exhibit 2.** A copy of a denial letter from the Acting Building Commissioner to Patty Barry Dated May 14, 2014.

6. **Case Number:** 14-1382  
**Appellant:** Jeremy Mason for Nantucket Community Music Center  
**Address of Property:** 56 Federal Street, Nantucket, MA. 02554  
**Summary of Case:** The appeal concerned 780 CMR (*The State Building Code, Eighth Edition*); Sections 1009.4.2 & 1009.4.4 the local inspector cited violations of stair riser height.

On a **MOTION** by Jeff Putnam and **SECONDED** by Jake Nunnemacher, it was **UNANIMOUSLY** voted to **grant a variance of 1009.4.2 requiring a 7" riser**. The design

drawings illustrated dimensions within tolerance and site condition limitations and the builders are well aware of the dimension discrepancy and they are working with the building official to get as close to 7 inch required dimension as possible.

**List of Exhibits:**

**Exhibit 1.** The application dated April 28, 2014.

**Exhibit 2.** A single page letter to the BBRS from the building commissioner Stephen Butler  
Dated May 16, 2014.

7. This meeting was adjourned at 1:30 p.m.